

**AN ORDINANCE TO REZONE PROPERTY FROM THE C-1 (COMMUNITY BUSINESS)
DISTRICT TO THE C-1 (COMMUNITY BUSINESS) DISTRICT, PROPERTY LOCATED AT
400 CARPENTER DRIVE**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on December 18, 2007 at 7:00 p.m. as follows:

SECTION 1. That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following property located at **400 Carpenter Drive**, consisting of a total of approximately 0.63 acres, be changed from the C-1 (Community Business) District to C-1 (Community Business) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 90 of the 17th District, Fulton County, Georgia by the attached legal description; and

SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

SECTION 3. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

SECTION 4. That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

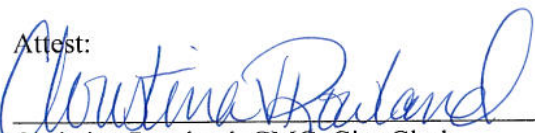
SECTION 5. This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

ORDAINED this the 18th day of December, 2007.

Approved:


Eva Galambos, Mayor

Attest:


Christina Rowland, CMC, City Clerk

(Seal)



CONDITIONS OF APPROVAL

RZ07-026 **400 Carpenter Drive**

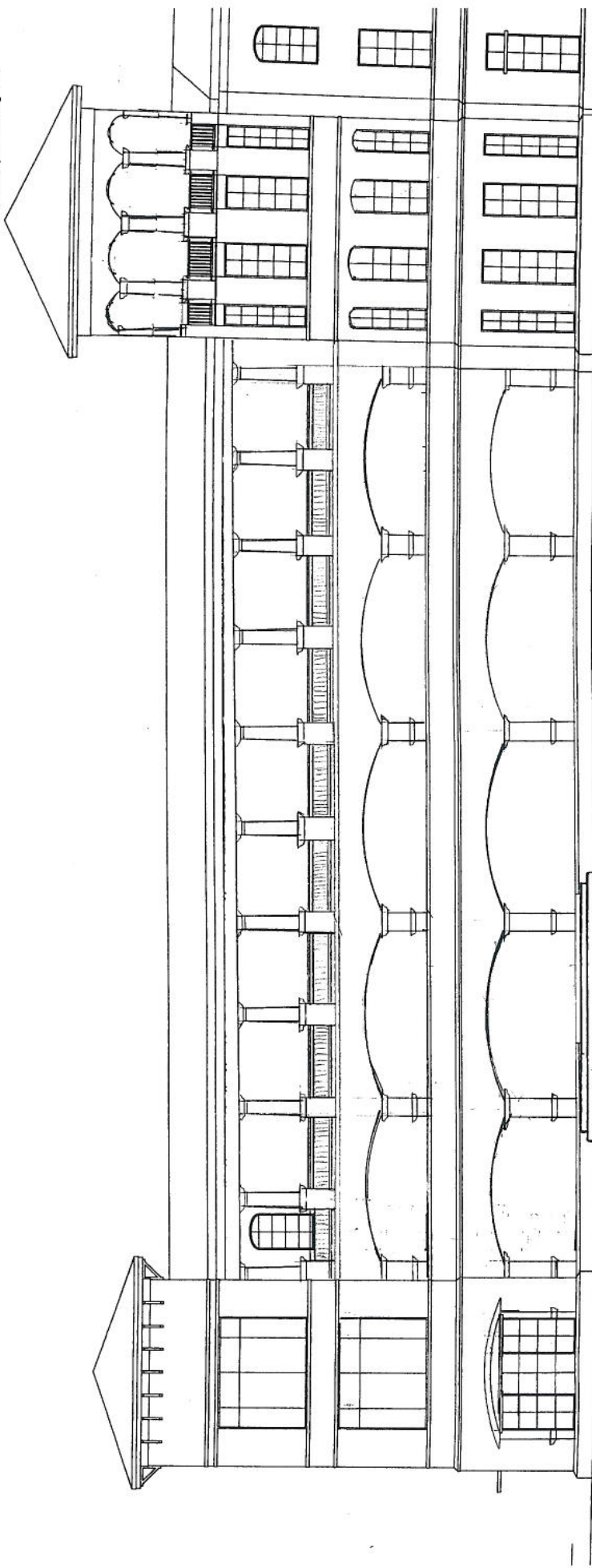
The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Masoud Zahedi located at 400 Carpenter Drive. Rezoning petition RZ07-026 to rezone the subject property from C-1 (Community Business District) conditional to C-1 (Community Business District) was approved by the Mayor and City Council at the December 18, 2007 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Office and associated accessory uses at a density of 30,158.73 square feet per acre or 19,000 square feet, whichever is less.
 - b. Commercial and associated accessory uses at a density of 22,222.22 square feet per acre or 14,000 square feet, whichever is less.
 - c. Four (4) residential units at a density of 6.35 units per acre, whichever is less.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated October 31, 2007. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
 - b. The proposed building shall be designed as shown in the architectural elevation rendering received by the Department of Community Development dated October 9, 2007. The final design of said elevation shall be subject to the approval of the Design Review Board.
3. To the owner's agreement to provide the following site development standards:
 - a. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline of Carpenter Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.

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City of Sandy Springs
Community Development



1 WEST ELEVATION

1

plan

A300

3/32" = 1'-0"

All that tract of land being in land lot 90 Of the 17th District of Fulton County, Georgia, more particularly described as follows;

BEGINNING at the intersection of the south side of Carpenter Drive with the east line of Land Lot 90, which point is also the northeast corner of said Lot 12, and running thence south along the east Line of Land lot 90, One hundred eighty nine (189) feet to an iron pin at the southeast corner of property conveyed to Martha Jameson by deed from T.L. Lummus, dated January 14, 1947 as recorded in deed book 2427, page 96, Fulton County Records; thence southwesterly Forty-Five (45) feet to an iron pin at the southwest corner of said property thence southwesterly Forty-Five (45) feet to an iron pin at the southeast corner of property conveyed to H.J. Jameson by deed from Lewis Lummus dated February, 1948, thence northwesterly along the northeastern line of said Jameson property One hundred eighty nine (189) feet to the south of Carpenter Drive ; thence northwesterly along the south side of Carpenter Drive One hundred (100) feet to iron point ; thence northwesterly along south side of Carpenter Drive, following the curvature there of one hundred (100) feet to the east line of Land lot 90 and the point of beginning.

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Community Development